

COUNTY OF GOOCHLAND



VARIANCE APPLICATION

January 1, 2020

**CHECK LIST FOR APPLICATIONS APPLIED FOR
IN THE PLANNING AND ZONING DEPARTMENT**

_____ **VARIANCE** (V _____)

_____ **REZONING** (R _____)

_____ **CONDITIONAL USE PERMIT** (C _____)

_____ Pre-application meeting with planning staff

_____ Application complete

_____ Application signed and notarized

_____ Fees submitted

_____ Site plan submitted with all the requirements of the application

_____ Building Inspection – for change of use – building permit required

Signature of Applicant

Date

**THE PLANNING OFFICE WILL NOT SET A PUBLIC HEARING UNTIL THE
ABOVE HAS BEEN COMPLETED.**

FOR OFFICE USE ONLY

RECEIVED IN PLANNING OFFICE

BOARD OF ZONING APPEALS PUBLIC HEARING



GOOCHLAND COUNTY
P. O. Box 103
Goochland, VA 23063

**APPLICATION FOR VARIANCE
 FROM ZONING ORDINANCE**

Application No.

Date Application Filed

Date and Time of Meeting

Name of Representative

Name of Applicant

Address:

Address:

Phone No.

Phone No.

Location:

Public Road Access

Owner/Lessee

Subdivision

Parcel No.

Acreage

Section

Block

Lot

Deed Book

Plat Book

**Are there any deed restrictions?
 If "yes", attach copy.**

Acquired

Zoning

Date restrictions expires:

The applicant requests a Variance from Section _____ of the County Zoning Ordinance. Describe here: (1) what is intended to be done; and (2) the provision of the Ordinance from which relief is sought so that what is intended to be done can be done. Then, complete the applicable line or lines in the area below:

	Applicant's Property	Required by Ordinance	Requested by Applicant
Total Area			
Width			
Setback			
Side Yard			
Rear Yard			

Describe here how the literal interpretation and enforcement of Section _____ of the Zoning Ordinance would effectively prohibit or unreasonably restrict the use or intended use or development of the property involved by the applicant.

Relate here the special conditions or circumstances (topography, soil type, shape of property) peculiar to the above described land, building or structure or to the intended use or development of the land, building or structure involved that do not apply generally to other property in the same district.

Have any of the special conditions or circumstances related herein resulted from actions of the applicant? _____ yes _____ no

Describe briefly the improvements proposed. State whether new buildings or structures are to be constructed, existing buildings or structures are to be used or additions made to existing building or structures.

Describe the effects of this Variance on adjacent property and the surrounding neighborhood. How will adjoining property owners be protected?

Furnish plot plan showing boundaries and dimensions of property, width of abutting right-of-ways, location and size of buildings and structures on the site, roadways, walks, off-street parking and loading space, landscaping and the like. Architect's sketches showing elevations of proposed buildings and structures and complete plans are desirable and should be filed with application.

Additional Comments:

**Requirements and Instruction for Filing Application
for Variance of Property**

The following shall be filled out completed and submitted by the applicant:

1. **The Application Form must be filled out completely with full answers to every statement and question. The application may be signed by an agent or attorney or by the lessee, owner, or owners before a Notary Public in the space provided on Page 4. Signatures of adjacent property owners who approve the request may be signed in the space provided on Page 5. If space is not sufficient, a supplemental sheet may be added to the petition. Such signatures are desirable but are not required.**
2. **Furnish a complete Site Plan for those cases including the expansion of an existing structure or construction of a new building or buildings. This plan shall consist of the following:**
 - a. **Plot plan or survey showing the dimensions of the property.**
 - b. **Location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses and lakes.**
 - c. **Location and dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.**
 - d. **In the case of commercial and industrial developments - proposed off-street parking and loading areas, signage, outdoor lighting and buffers and screening.**
3. **The Application Fee. This fee (\$450.00) must be paid at the time of filing the application. This fee only partially covers the extra cost to the county of investigating and processing the application through its various stages. Make check payable to "County of Goochland".**
4. **Photographs of the property involved not over 8-1/2 x 11 but of adequate size to illustrate the condition of the property under discussion are always helpful and are suggested as exhibits with this application.**

STATE OF VIRGINIA) to wit
COUNTY OF GOOCHLAND))

I, _____, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification from the owner granting me the right to submit this application. I further declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application and that the foregoing statements and answers provided herein are in all respects true and correct to the best of my knowledge and belief.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Goochland County officials and other authorized government agents on official business to enter the property as necessary to process this application. I hereby agree to have a sign placed on my property, notifying the public of my application.

Signed _____

Phone No. _____

_____ **Mailing Address of Applicant**

Subscribed and sworn to before me this _____ day of _____, _____.

My Commission Expires

Notary Public

**GOOCHLAND COUNTY
FEES FOR DEVELOPMENT REVIEWS**

REZONING

Agricultural** (A-1, A-2, F-C)	\$ 450.00 per application
Residential** (R-1, R-2 and R-3) (R-R, R-MHS and R-MPH) (R-O, RPUD and MPUD) Creation of one lot only	\$1,500.00 per application, Plus 50.00 per acre for each acre \$ 450.00
Commercial* (B-1 and B-2)	\$1,500.00 per application, Plus 50.00 per acre for each acre
Industrial** (M-1 and M-2)	\$1,500.00 per application, Plus 50.00 per acre for each acre
Revising or Amending Proffers	\$1,125.00 per application
Comprehensive Plan Amendment	\$1,500.00 per application

CONDITIONAL USE PERMITS

\$ 750.00

VARIANCES/APPEALS

\$ 450.00

CERTIFICATE OF APPROVAL (COA)

Minor site improvements (signs, Fences, outbuildings, walls, etc.)	\$ 50.00
Major site improvements	
Expanding the footprint of existing building	\$250.00
New construction	\$500.00
COA Appeal	\$500.00

SUBDIVISION REVIEWS

Major Subdivisions

1. Tentative Plat	\$750.00 plus \$25.00 per lot
2. Final Plat	\$600.00 plus \$20.00 per lot
3. Right-of-way Vacation	\$300.00
4. Vacation of Plat	\$225.00

Minor Subdivisions

1. Plats Officer Review	\$ 600.00 plus \$25.00 per lot
2. Vacation of lot line	\$75.00
3. Family Subdivision	\$75.00

****A \$250.00 FEE WILL BE IMPOSED ON ANY APPLICANT WHO REQUESTS A DEFERRAL OF A PUBLIC HEARING FOR A REZONING/CONDITIONAL USE PERMIT CASE ONCE THE CASE HAS BEEN ADVERTISED. IF REQUESTING A DEFERRAL, AN APPLICATION FOR DEFERRAL REQUEST NEEDS TO BE COMPLETED.**